

City of Eaton Rapids

Planning Commission

Meeting Minutes, July 1, 2024

1. **Call to Order:** Chair Vanek called the meeting to order at 7:03 pm.

2. **Roll Call:**

NAME	PRESENT	ABSENT	NAME	PRESENT	ABSENT
Mr. Vanek	X		Ms. Hiltz	X	
Mr. Baker	X		Mr. Tanner	X	
Secretary Vacant			Mr. Wegner		Excused
Mr. Halsey	X		Mr. Wicker	X	
Mr. Davis	X				

3. **Approval of the Agenda:**

Commissioner Halsey moved and Commissioner Hiltz seconded to approve the agenda as presented. Motion carried.

4. **Approval of the May 6, 2024 Planning Commission Meeting minutes:**

Vice Chair Baker moved and Commissioner Halsey seconded to approve the May 6, 2024 Planning Commission Meeting minutes. Motion carried.

5. **Election of Secretary** – Commissioner Wicker nominated Commissioner Tanner for the position and it was seconded by Commissioner Halsey. Commissioner Tanner is the new secretary.

6. **Unfinished Business:** Site Plan for 920 West Street – The Commission wants to move forward with these plans. Building Official Hummel has stated that MCM has filed an appeal and it was discussed at the May Zoning Board of Appeals meeting. The ZBA approved to allow MCM to use 10 parking spaces near the mailboxes on the property and the Site Plan would be altered to build 15 new parking spots at the pool site. This would give MCM the 25 total parking spaces needed for the pool. The Commission left the approval with the same conditions as the April 1, 2024 meeting.

April 1, 2024 Motion: The submission of a revised site plan to the Planning Commission at the May 6, 2024 Meeting, subject to the approval of the Eaton County Drain Commissioner, subject to the current zoning ordinance requirements and subject to the Building Official's review of the revised site plan. The Motion passed.

7. **New Business:**

A. **Noise Ordinances:** There have been complaints from residents around noisy businesses. Building Official Hummel suggested that we can look at the County and State ordinance for reference. He suggested that we allow for 75 Decibels during the day and make changes to the allowable decibels at night. Some of the businesses that have had complaints are the Pallet Company @ 402 Haven, the car wash, Burger King and Meridian Magnesium. The

Commission was provided documents and will be placing this on the agenda for next month's meeting.

- B. Article 13 – General Industrial District Ordinance discussion: Correy Hall is asking that his daughter be allowed to operate a hair salon @ 402 Haven Street (his current place of business (this is an industrial area). Amendments can be made by Council, Planning Commission or Petition by the property owner. Vice Chairman Baker suggested to Mr. Hummel that he speak to Correy Hall and make sure that he wants to go through the process of a “formal” request, which would probably not be approved resulting in no change to the ordinance. Vice Chair Baker also pointed out that Correy Hall doesn't even own the building in question.
- C. There have been public complaints about trucks traveling on Kimbark Street. We are trying to reroute the trucks out Dowding Drive – Dowding deeded this drive to the city in 2008.

8. **Public Comment** – None

9. **Correspondence** – None

10. Reports:

Building Official – There are 16 new homes in process of being build in the city at this time.

ZBA – Chair Baker gave a MCM Parking lot recap and Building Official Hummel stated that we will be transferring the old Woolen Mill Brownstone to the Eaton County Land Bank.

- 11. **Adjournment:** Commissioner Wicket moved and Commissioner Davis seconded that we adjourn. Motion carried. The meeting was adjourned at 8:30 pm.

Minutes Recorded by:

Leigh Tyler

Financial Specialist

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